



ACTION MINUTES

Planning Commission

Planning Commissioners:

Linda Barrera	Chair
D. Miguel Guerrero	Vice Chair
Gail Donaldson	Commissioner
Steven Keller	Commissioner
Christine Scott Thomson	Commissioner
Jonathan Hidalgo	Commissioner
C. Tito Young	Commissioner

REGULAR MEETING

Thursday, October 25, 2018

6:30 PM

Council Chambers

1. CALL TO ORDER

The meeting was called to order at 6:30 p.m. by Chair Linda Barrera.

2. ROLL CALL

Present: (7) Chair Linda Barrera
Vice Chair D. Miguel Guerrero
Planning Commissioner Gail Donaldson
Planning Commissioner Jonathan Hidalgo
Planning Commissioner Steven Keller
Planning Commissioner Christine Scott Thomson
Planning Commissioner C. Tito Young

3. INTRODUCTION OF CITY MANAGER CHRISTINE DANIEL

New City Manager Christine Daniel introduced herself to the Planning Commission and responded to their questions. The Commission welcomed her to Emeryville.

4. PUBLIC COMMENT

None.

5. APPROVAL OF ACTION MINUTES OF SEPTEMBER 27, 2018

A motion was made to approve the Action Minutes.

Moved: Keller
Seconded: Guerrero
Ayes: (5) Donaldson, Keller, Thomson, Young, Guerrero
Noes: (0)
Abstain: (2) Hidalgo, Barrera
Absent: (0)

6. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Bryant reported on recent City Council actions and reminded the Commission of the "Giving Thanks Event" in appreciation of all City community advisory committees, including the Planning Commission, to be held at the Senior Center on Thursday, November 15 at 5:30 pm.

7. DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

None.

8. PUBLIC HEARINGS

- 8.1. Rochambeau Cannabis Retail Dispensary Amendment (UP18-001)** – Consideration of an amendment to Conditional Use Permit UP18-001 to add 2,210 square feet of existing space to an existing cannabis retail dispensary at 3996 San Pablo Avenue that includes retail sale and on-site consumption of cannabis products (a tasting bar), on-site pick up, and home delivery, and that was approved by the Planning Commission on February 22, 2018. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15332 which applies to in-fill development projects, and under the "general rule" at Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposal may have a significant effect on the environment. General Plan Land Use Classification: Mixed Use with Residential, Neighborhood Retail Overlay, and Major Transit Hub; Zoning District: Mixed Use with Residential South (MURS), Neighborhood Retail Overlay (NR), Transit Hub Overlay (TH), and Pedestrian Priority Overlay (PP). (Applicant: Rochambeau, Inc.) (Owner: Joson Nicholas-Lee) (APN: 49-1546-14)

Miroo Desai, Senior Planner, gave the staff presentation and responded to Commissioner questions.

Sean Luse, applicant, presented and responded to Commissioner questions.

The public hearing was opened; there was no one wishing to speak; the public hearing was closed.

A motion was made to approve the application.

Moved: Guerrero

Seconded: Keller

Ayes: (7) Donaldson, Hidalgo, Keller, Thomson, Young, Guerrero, Barrera

Noes: (0)

Abstain: (0)

Absent: (0)

9. PLANNING COMMISSIONERS COMMENTS

None.

10. ADJOURNMENT

The meeting was adjourned 7:01 p.m.

THE NEXT SCHEDULED REGULAR MEETING WILL BE HELD ON THURSDAY, DECEMBER 13, 2018 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.